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Attorneys for Creditor

**The Oaks at North Brunswick Condominium
Association, Inc.**

Order Filed on November 9, 2023
by Clerk
U.S. Bankruptcy Court
District of New Jersey

IN THE MATTER OF:

ALLEN MIDDLETON

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
JUDGE: CHRISTINE M. GRAVELLE
CASE NUMBER: 19-15753 CMG
CHAPTER 13
HEARING DATE: November 11, 2023

**STIPULATION AND CONSENT ORDER RESOLVING
CREDITOR'S OBJECTION TO DEBTOR'S PROPOSED
MODIFIED CHAPTER 13 PLAN**

The relief set forth on the following pages, numbered two
(2) through three (3), is hereby **GRANTED**.

DATED: November 9, 2023

A handwritten signature in black ink, appearing to read "Christine M. Gravelle", is written over a horizontal line.

Honorable Christine M. Gravelle
United States Bankruptcy Judge

THIS MATTER having come before the Court by the filing of a proposed modified Chapter 13 bankruptcy plan filed by debtor, Allen Middleton ("Debtor"), through his counsel; and creditor, The Oaks at North Brunswick Condominium Association, Inc. (the "Association") objecting thereto through counsel; and the parties seeking to amicably resolve the matter; and this Court having found that good and sufficient cause exists for the entry of this Consent Order:

IT IS HEREBY STIPULATED, AGREED AND ORDERED as follows:

1. Debtor acknowledges that the amount of post-petition condominium association assessments, late fees, attorneys' fees and costs through September 30, 2023 is \$12,847.00.

2. Debtor agrees to pay the amount of \$12,847.00 completely in full through the plan before paying the claims of any other creditors, except for administrative expenses. The trustee shall schedule this sum as a separate item to be paid in full through the plan.

3. Debtor agrees that that the Association shall have the right to file a condominium lien against Debtor's real property with the county clerk's office every year as long as the aforesaid amount of \$12,847.00 remains unpaid.

4. The recording of the lien pertaining to the said amount of \$12,847.00 is contingent upon the Court's confirmation of Debtor's proposed modified plan over the objections of the Debtor's other creditors, if there are any.

5. Upon payment in full of the aforesaid amount of \$12,847.00 through the plan, the Association shall discharge any liens recorded with the county clerk's office.

6. The Clerk of this Court is authorized to take any and all actions necessary or appropriate to give effect to this Consent Order.

7. This Consent Order shall be binding on the parties hereto and their successors, representatives and/or assigns.

8. This Consent Order shall not affect the right of the Association to seek payment of attorneys' fees in the amount of \$3,090.50 for the period of November 4, 2022 to June 30, 2023 after the discharge of the case. Both parties preserve all rights and defenses to same as well.

9. This Consent Order shall not affect the rights of the Association to proceed with a lien or other collection efforts with respect to any assessments, late fees, attorneys' fees and costs that accrue on Debtor's account after September 30, 2023. Both parties preserve all rights and defenses to same as well.

10. The Bankruptcy Court retains jurisdiction with respect to all matters arising from or related to the interpretation, implementation and/or enforcement of this Consent Order.

The undersigned consent to the form, substance and entry of
the within Order, and represent that they have authority to
execute same.

HUESTON MCNULTY, P.C.
Attorneys for Creditor
The Oaks at North Brunswick
Condominium Association, Inc.

Anthony J. Chirles Jr.

By: _____

Anthony J. Chirles Jr., Esq.

Date: October 31, 2023

RAYMOND AND RAYMOND
Attorneys for Debtor
Allen Middleton

By:  _____

Kevin De Lyon, Esq.

Date:

10/31/23

In re:
Allen Middleton
Debtor

Case No. 19-15753-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Nov 09, 2023

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 11, 2023:

Recip ID	Recipient Name and Address
db	+ Allen Middleton, 1305 North Oaks Boulevard, North Brunswick, NJ 08902-2157

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 11, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 9, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor Specialized Loan Servicing LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Herbert B. Raymond	on behalf of Debtor Allen Middleton herbertraymond@gmail.com raymondmail@comcast.net;bankruptcyattorneys@comcast.net;herbertraymond@gmail.com;carbonell_c@hotmail.com;kdelyon.raymond@gmail.com;herbertraymond5967@yahoo.com;raymondlaw5622@gmail.com;courtemails789@gmail.com
Jason Brett Schwartz	on behalf of Creditor Rushmore Loan Management Services as servicer for U.S. Bank Trust National Association as Trustee of Dwelling Series IV Trust bkecf@friedmanvartolo.com, bankruptcy@friedmanvartolo.com

District/off: 0312-3

User: admin

Page 2 of 2

Date Rcvd: Nov 09, 2023

Form ID: pdf903

Total Noticed: 1

Jonathan C. Schwalb

on behalf of Creditor Rushmore Loan Management Services LLC as servicer for U.S. Bank Trust National Association, as Trustee of Lodge Series IV Trust bankruptcy@friedmanvartolo.com, jschwalb@ecf.courtdrive.com

Jonathan C. Schwalb

on behalf of Creditor Rushmore Loan Management Services as servicer for U.S. Bank Trust National Association as Trustee of Dwelling Series IV Trust bankruptcy@friedmanvartolo.com, jschwalb@ecf.courtdrive.com

Lauren Moyer

on behalf of Creditor SN Servicing Corporation as servicer for U.S. Bank Trust National Association as Trustee of Dwelling Series IV Trust bkecf@friedmanvartolo.com, nj-ecfmail@ecf.courtdrive.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

William M.E. Powers, III

on behalf of Creditor Specialized Loan Servicing LLC ecf@powerskirn.com

TOTAL: 10